

## CAPITAL CENTER COMMISSION

### Meeting Minutes of Wednesday, April 8, 2009

A meeting of the Capital Center Commission was held on Wednesday, April 8, 2009 in the 4<sup>th</sup> Floor Auditorium of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

#### 1. Roll Call

Call to Order: Chairman Gardner called the meeting to order at 12:10 PM.

Members Present: Leslie A. Gardner, Guy Abelson, Steve Durkee, Glenn Kumekawa, Wilfrid Gates, Jr., Barry Fain, Christopher Thomas and Rebecca Barnes

Members Absent: Stanley Weiss, Greg Benik, Duncan Johnson, Merlin DeConti, Councilman Luis Aponte and Councilwoman Josephine DiRuzzo

Staff Present: Robert Azar and Christopher Ise

#### 2. Minutes

1) Approval of Commission Minutes of March 11, 2009

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of March 11, 2009.

2) Acceptance of Design Review Committee Minutes of January 27, 2009

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meeting of January 27, 2009.

#### 3. Staff Report

Mr. Ise announced that Capitol Cove (Parcel 6) is to be leased to Johnson and Wales University for dormitory use. There are 96 units in the building. Mr. Azar noted that dormitory use is allowed in the D1 zone. Chairman Gardner added that landscaping, parking, signage and maintenance will require further review. Mr. Durkee asked if a Certificate of Occupancy had been issued.

*The agenda order was changed.*

#### 6. Parcel 1: Update on Signage change

It was announced that the sign change for 'Citron,' which is now called 'Lux,' was approved by staff. Chairman Gardner briefly discussed the possibility of eliminating the need for two public hearings for projects. Mr. Gates suggested adding the word "may" in the language as an option for projects requiring more than one hearing.

#### 4. Appointments to the DRC

Chairman Gardner stated that there are two vacancies on the DRC. She noted that Thom Deller has resigned due to the fact that the Department of Planning is now administering the Capital Center Commission and Glenn Kumekawa has been appointed to the full Commission. Chairman Gardner proposed two new names for the DRC, Deming Sherman, whose appointment would run through 2012, and Sam Bradner, whose appointment would run through 6/30/2011.

Mr. Durkee rescued himself from the vote on Sam Bradner.

In response to a question by Ms. Barnes, Chairman Gardner stated that Mr. Sherman is an attorney and city planner, and Mr. Bradner is a planner and a landscape architect.

Mr. Fain made a motion, seconded by Mr. Thomas, to approve the appointment of Deming Sherman to the DRC. All voted in favor.

Mr. Kumekawa made a motion, seconded by Mr. Fain, to approve the appointment of Sam Bradner to the DRC. All voted in favor.

**5. By-Laws: Proposed Change**

Chairman Gardner explained that Article IV of the Commission's By-Laws requires that the Commission have an Executive Director. Due to funding constraints, it is no longer possible for the Commission to employ an Executive Director. Therefore, it is being proposed that the By-Laws be changed to substitute the words Administrative Officer for Executive Director. These changes occur on pages 3 and 4 of the By-Laws. It is recommended that Robert Azar and Christopher Ise be named as the Executive Officers.

A motion was made by Mr. Thomas, seconded by Mr. Abelson, to approve the change to the by-laws. All voted in Favor.

**7. New Business**

There was no new business, however, the Commission briefly discussed the status of projects in the Capital Center District and the possible relocation of the former coffee stand in front of Citron. In response to a question by Mr. Durkee, Chairman Gardner confirmed that the CCC application fees were reviewed and approved at the Commission meeting on February 12, 2009.

Mr. Gates noted that the approach into the City by automobile is dynamic due to the addition of the new Blue Cross and Blue Shield Building.

**8. Adjournment**

The meeting was adjourned at 12:35 PM.

---

Christopher Thomas  
Secretary/Treasurer